



Paul Butler Associates

Planning, Development & Heritage Consultants

5 July 2023

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

23.1850

FAO Adam Mitchell

Dear Mrs Roscoe,

**Submission of Planning Application for Rear and Side Extensions
11 Circular Road, Manchester, M20 3LE**

On behalf of our client, Mr Mat Lake, we are pleased to submit this householder planning application to Manchester City Council for the erection of rear and side extensions to 11 Circular Road, Manchester, M20 3LE. The application will allow for the alteration and extension of the existing dwelling to allow it to meet the needs of the applicant and his family.

In addition to this covering letter and the completed application forms, the application comprises the following drawings:

- Site Location Plan
- Drawing ML – 01 – 01 'Ground Floor Plan Existing'
- Drawing ML – 01 – 02 'Roof Plan Existing'
- Drawing ML – 01 – 03 'Side Elevation from Circular Road'
- Drawing ML – 01 – 04 'Side Elevation towards Circular Road'
- Drawing ML – 01 – 05 'Front Elevation from Gordon Road'
- Drawing ML – 01 – 06 'Rear Elevation towards Gordon Road'
- Drawing ML – 01 – 07 R1 'Ground Floor Plan Proposed Rev 1'
- Drawing ML – 01 – 08 R1 'Roof Plan Proposed Rev 1'
- Drawing ML – 01 – 09 R1 'Side Elevation from Circular Road Proposed Rev 1'
- Drawing ML – 01 – 10 R1 'Side Elevation towards Circular Road Proposed Rev 1'
- Drawing ML – 01 – 11 R1 'Front Elevation from Gordon Road Proposed Rev 1'
- Drawing ML – 01 – 12 R1 'Rear Elevation towards Gordon Road Proposed Rev 1'
- Drawing ML – 01 – 13 R1 'Detail Sections through Conservatories Rev 1'
- Drawing ML – 01 – 14 'Site Plans Existing & Proposed'

To provide a clear understanding of the proposed scheme and an assessment against the relevant planning policy context, this letter includes:

- A description of the application site and surrounding area;
- An overview of the proposals;
- A review of relevant national and local planning policy; and,
- An appraisal of the proposals in relation to the planning policy context.

1. The Application Site and Surrounding Area

The Application Site

- 1.1 The application site comprises 11 Circular Road, Manchester, M20 3LE and relates to a 3 storey Victorian semi-detached dwelling. The property is situated on the junction of Circular Road and Gordon Place. The property is bounded by low brick walls with hedging/fencing above to the boundaries with Circular Road and Gordon Place, with timber fencing to the boundaries to adjacent properties.



Figure 1: View of 11 Circular Road.

- 1.2 The subject property has been previously extended to the rear with the provision of an attached garage and additional living space (figure 2). The garage aligns with the driveway off Circular Road. The garage is built up to the north boundary of the site, but is set in from the north east corner with a small yard space in this location (refer to figures 3 and 4). This yard area is without any dedicated function and is an inefficient use of space. There are no significant trees on the site or adjacent land.
- 1.3 The works proposed as part of this application relate to this later addition, with the original Victorian element to remain as existing.



Figure 2: View of the extension.



Figure 3: View within rear yard area looking south.



Figure 4: View within rear yard area looking north.

The Surrounding Area

- 1.4 Circular Road forms part of the wider residential area which is characterised by Victorian / Edwardian properties and later 20th Century housing. Many properties have been adapted and extended to meet occupier requirements. A short distance to the north is the Christie Hospital. The site is not located within a conservation area.



Figure 5: Aerial view identifying 11 Circular Road.

2. The Proposed Scheme

- 2.1 The application proposal is for small extensions to the rear and side of the existing property. The conversion of the garage space to habitable accommodation will also take place although this does not require planning permission. The garage doors will be removed with a render finish applied externally.
- 2.2 One extension is proposed within a rear yard area which currently has no apparent beneficial use. It would be built up to the side and rear boundaries and the height would replicate the existing building and follow the roof pitch / profile. It would be constructed from red brick with a glazed roof. The extension would not be visible from the street / publicly accessible areas, whilst this area also has very limited visibility from surrounding properties. Windows provided to this extension would be at high level (above 1.7m) and would not afford outlook over neighbouring properties. The opening of windows would also be restricted to prevent any overlooking and to ensure no conflict with existing site boundaries.
- 2.3 The other extension would be a small, glazed addition to the side elevation and would infill an existing recessed area. The contemporary glazed approach would allow the extension to be seen as a later addition and would be of a high quality design / appearance and detailing.

- 2.4 The proposed extensions have limited floor space although they will significantly improve the functionality of the dwelling. The proposals do not require the removal of any trees / shrubs.

3. Planning Policy Context

National Planning Policy Guidance

The Development Plan

- 3.1 Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In the case of Manchester City Council, the adopted development plan consists of the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) and the National Design Guide (NDG) which represent significant material considerations. The provisions of these documents are discussed in detail below.

National Planning Policy Framework (NPPF)

- 3.2 Detailed guidance about the legislation and the Government's planning policies is provided in the National Planning Policy Framework (NPPF), which was published on 27 March 2012, with the most recent update being in July 2021. The NPPF continues to be a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces all previous Planning Policy Guidance and is a material consideration in planning decisions.
- 3.3 The NPPF advises that development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:
- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
 - Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 3.4 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

Delivering Sustainable Development

- 3.5 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take

local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.

- 3.6 Building a strong, competitive economy (Chapter 6) - emphasises that the government is committed to ensuring that the planning system should help to support economic growth. It recognises that a poor environment and a lack of housing can act as a potential barrier to investment.
- 3.7 Promoting healthy communities (Chapter 8) - the planning system should aim to achieve healthy, inclusive and safe communities. Planning decisions should aim to achieve places which promote, amongst other things, safe and accessible developments, where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.
- 3.8 Making effective use of land (Chapter 11) – the NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.
- 3.9 Achieving well-designed places (Chapter 12) - this chapter sets out at paragraph 130 that planning policies and decisions should aim to ensure that developments:
 - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 3.10 Conserving and Enhancing the Natural Environment (Chapter 15) – advises that, amongst other things, planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
- 3.11 Decision making – guidance in paragraph 38 states that local planning authorities should approach decisions in a positive and creative way, making use of the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants. Decision - makers at all levels should seek to approve applications for sustainable development where possible.

National Design Guide (NDG)

- 3.12 The National Design Guide was first published in 2019 and updated in January 2021. It sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

Local Planning Policy Guidance

Manchester Core Strategy Development Plan

- 3.13 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. Relevant policies are set out below:
- 3.14 Policy SP 1 'Spatial Principles' sets out the key strategic principles to guide the strategic development of Manchester to 2027. Amongst other things this confirms that the emphasis is on the creation of neighbourhoods of choice. To achieve this aim will include creating well designed places that enhance or create character, and protecting and enhancing the built and natural environment amongst other things.
- 3.15 Policy DM 1 'Development Management' sets out various issues that development should have regard to. Amongst other things, these include: appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas; and effects on amenity.

Manchester Unitary Development Plan (UDP) Saved Policies

- 3.16 The Manchester Unitary Development Plan is part of the adopted development plan for the area and is one of the key decision making documents regarding the site. The Plan was produced under a now-superseded system of development planning and adopted in 1995. Its extant policies are 'saved', which means they will continue to be used for development control purposes. Policy DC1 relates to 'Residential Extensions' and relevant provisions are noted below:

- 3.17 *DC1.1 In determining planning applications for extensions to residential properties, the Council will have regard to: a. the general character of the property; b. the effect upon the amenity of neighbouring occupiers; c. the desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs; d. the overall appearance of the proposal in the street-scene; e. the effect of the loss of any on-site carparking.*
- 3.18 *DC1.2 Extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria: a. they are not excessively large or bulky (for example, resulting in structures which are not subservient to original houses or project out too far in front of the original buildings); b. they do not create an undue loss of sunlight, daylight or privacy; c. they are not out of character with the style of development in the area or the surrounding street scene by virtue of design, use of materials or constructional details; d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.*
- 3.19 *DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve: a. rearward extensions greater than 3.65m (12 ft) in length; b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway; c. 2-storey extensions to terraced properties which occupy the full width of the house; d. flat roofed extensions to bungalows; e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).*
- 3.20 *DC1.6 For the avoidance of doubt, policies DC1.1 to DC1.4 apply to domestic houses, flats, houses in multiple occupation, nursing homes, rest homes and hotels.*
- 3.21 *Reasons: Many people prefer to extend their existing homes rather than move, and the planning system needs to accommodate this demand for more living space, while at the same time ensuring that the amenities of neighbours are protected, and that the overall character of the surrounding area is not harmed. The Council is not generally in favour of dealing with this issue by laying down firm rules about home extensions; the policy therefore allows each case to be looked at on its individual merits, having regard to a range of criteria.*

The Guide to Development in Manchester Supplementary Planning Document

- 3.22 The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (SPD) was officially adopted on 11 April 2007. The Guide seeks to promote the importance of attractive, well designed and well maintained neighbourhoods, in supporting sustainable development and 'neighbourliness'.

Manchester Residential Quality Design Guidance

- 3.23 Published in 2017 the purpose of this document is to outline the considerations, qualities, and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. It is a material consideration in the determination of planning applications.

4. Planning Appraisal

- 4.1 Having regard to the planning policy context detailed in Section 3, the application proposal is assessed below.
- 4.2 In general terms the principle of allowing homeowners to extend and adapt their homes is well-established, and recent changes to permitted development rights have further emphasised this. The application proposal seeks to extend the property to provide additional and more functional living accommodation at ground floor level to meet the requirements of the applicant and his family. Alongside the extensions the existing garage will be converted to habitable accommodation, although this does not require planning permission.
- 4.3 In assessing an extension proposal, the key issues relate to design and amenity which are considered in turn below:

Design

- 4.4 National and local planning policy emphasises that achieving high quality buildings and places is fundamental to the purpose of planning. Core Strategy policy DM1 sets out specific aspects to which regard should be had in considering development proposals including appropriate siting, layout, scale, form, massing, materials and detail. In addition, regard must also be given to impact on the character and appearance of the surrounding area.
- 4.5 Both extensions are small scale and have limited visual impact on the subject property or wider area. With regards to the rear extension this will infill an existing yard space which is currently without function. The yard area is enclosed on two sides by the existing extension, and on the other two sides by timber fencing forming the boundary with adjacent properties. The position of this extension means that it will not be visible from public viewpoints and will have very limited visibility from neighbouring properties. The extension will comprise matching red brick meaning that where any views are possible, the extension will match the existing. A partial glazed roof and high level windows will also be provided but these will not be visually prominent or have any detrimental impact on the surroundings.
- 4.6 In relation to the side extension, this will infill an existing recessed area. The design approach is clearly contemporary with glazed walls and roof being used. This approach allows the extension to be visually read as a later addition and will represent a positive juxtaposition between the historic elements of the dwelling. Existing boundary treatments along Circular Road will limit visibility of this extension from the wider area, although where views are possible, the high quality design approach will ensure that there is no adverse impact.
- 4.7 Based on the above assessment it is confirmed that the proposed extensions are of a high quality design and will have an acceptable impact on the character and appearance of the surrounding area.

Amenity

- 4.8 In relation to amenity Core Strategy policy DM 1 identifies a range of factors to be considered including effects on privacy, light, noise, vibration, air quality, odour etc. The policy also confirms the importance of achieving adequacy of internal accommodation and external amenity space. In terms of assessing amenity there are two main issues to consider: amenity impact on adjacent/neighbouring properties; and, the amenity of occupants of the subject property. These are considered in turn.
- 4.9 In terms of neighbouring amenity, it is considered that any assessment is limited to the adjoining properties, namely 9 Circular Road and 1 Gordon Place.
- 4.10 The side extension is located away from the aforementioned properties and therefore will have no amenity impact. Nor will there be any amenity impact on other properties, since the extension will not go beyond the existing building line and existing screening provided by the boundary treatment will be retained.
- 4.11 With regards to the rear extension, although this is positioned adjacent to the site boundaries with 9 Circular Road and 1 Gordon Place, the extension is small in scale and follows the existing building lines of the existing garage extension. This ensures no adverse impact in terms of loss of light / overbearing etc. It is also confirmed that the extension only has high level windows with limited opening, so there is no impact in terms of overlooking / loss of privacy.
- 4.12 With regards to the subject property, the proposed extensions (together with conversion of the garage to habitable accommodation) will improve the amenity of residents by enhancing the living accommodation and making more efficient and effective use of the property. Internal accommodation will continue to receive sufficient levels of natural light / outlook, whilst the impact on the garden space is minimal with this remaining of a decent size and in proportion with the size of the house.
- 4.13 Based on the above assessment, it is established that the application proposal will not have an adverse impact on the amenity of neighbouring residents whilst residents of the subject property will be provided with a high level of amenity. Having regard to the above assessment the application proposal is deemed to be in accordance with Core Strategy policies SP1 and DM1; Saved UPD policy DC1, local guidance provided by the Guide to Development in Manchester SPD and the Manchester Residential Quality Guidance; and national policy guidance provided by the NPPF and NDG.

5. Conclusion

- 5.1 This letter has been prepared to accompany a householder planning application for extensions to 11 Circular Road. A planning appraisal of the scheme has been undertaken having regard to the planning policy context. For the reasons given within this letter it is our professional opinion, following assessment of the proposal and its context, that the application proposal is consistent with relevant national and local planning policy and should be supported by Manchester City Council officers. There are no policy grounds or

other material considerations which would justify refusal of the application which represents sustainable development and should therefore be approved without delay.

We trust that this letter assists in the determination of the application. If you require any clarification or have any queries please don't hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Taylor', with a stylized flourish at the end.

Ralph Taylor BSc. MPLAN MRTPI
Associate Director